



# FOR LEASE

## RENTABLE SQUARE FEET

A unique two-story, 3,128 SF retail/flex building (1,564 SF per floor) featuring two restrooms and a kitchenette, along with a detached 576 SF studio. The property also includes a yard with turf grass, a stage, and additional storage units.

## PROPERTY TYPE

Community-oriented retail and/or office space

## PROPERTY HIGHLIGHTS

- Two-story retail or flex office space
- Includes a detached studio
- Private large yard with a stage and storage
- Located just outside of the Mueller Development
- 6 minutes to downtown Austin

## LEASE RATE

\$40/RSF/Year

## ZONING TYPE

Mixed-Use

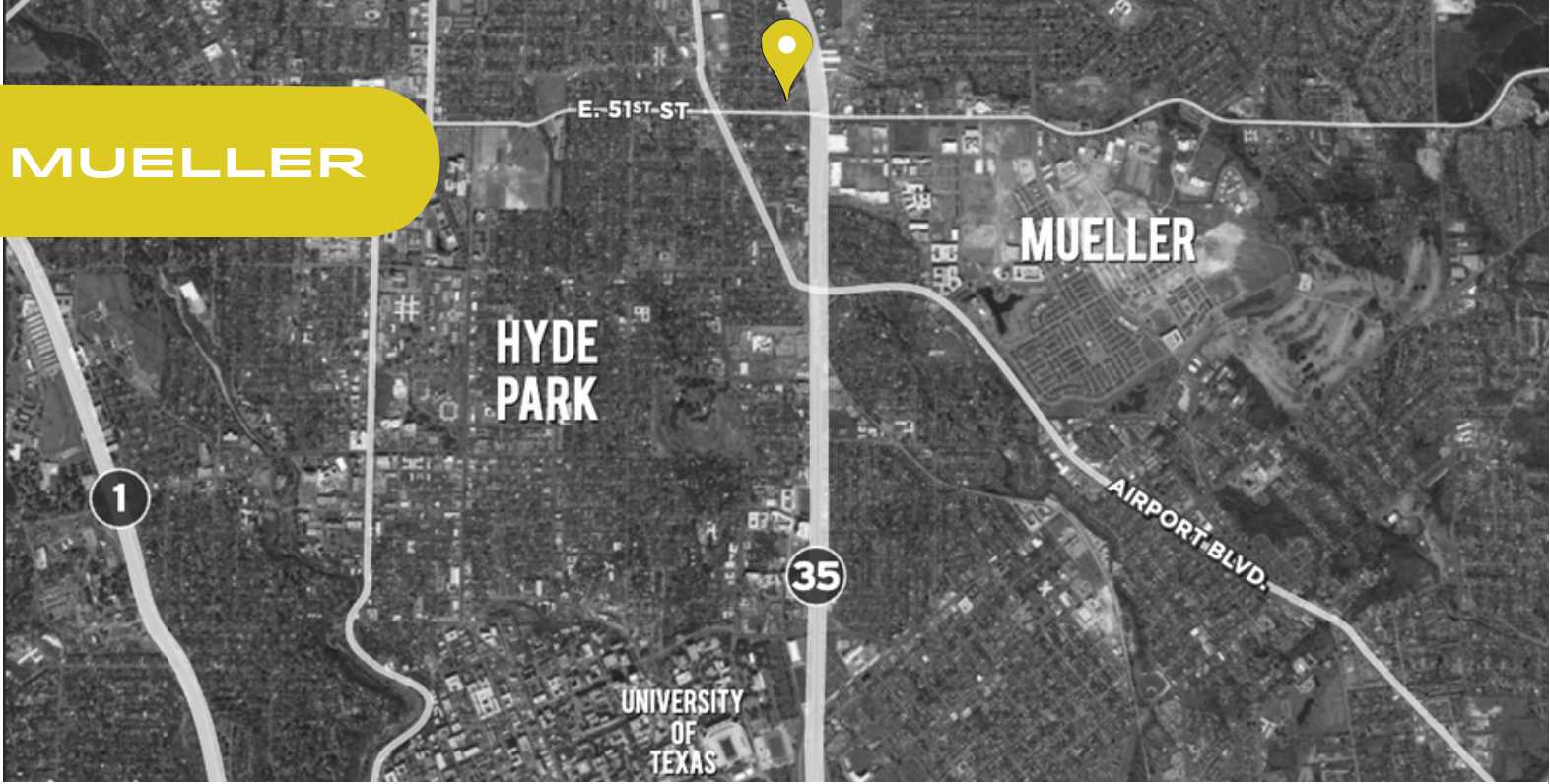
## PARKING

12 Spaces

## YEAR BUILT

1986

# MUELLER



3 MINUTES

MUELLER RETAIL

5 MINUTES

UT CAMPUS

5 MINUTES

THE TRIANGLE

6 MINUTES

DOWNTOWN

13 MINUTES

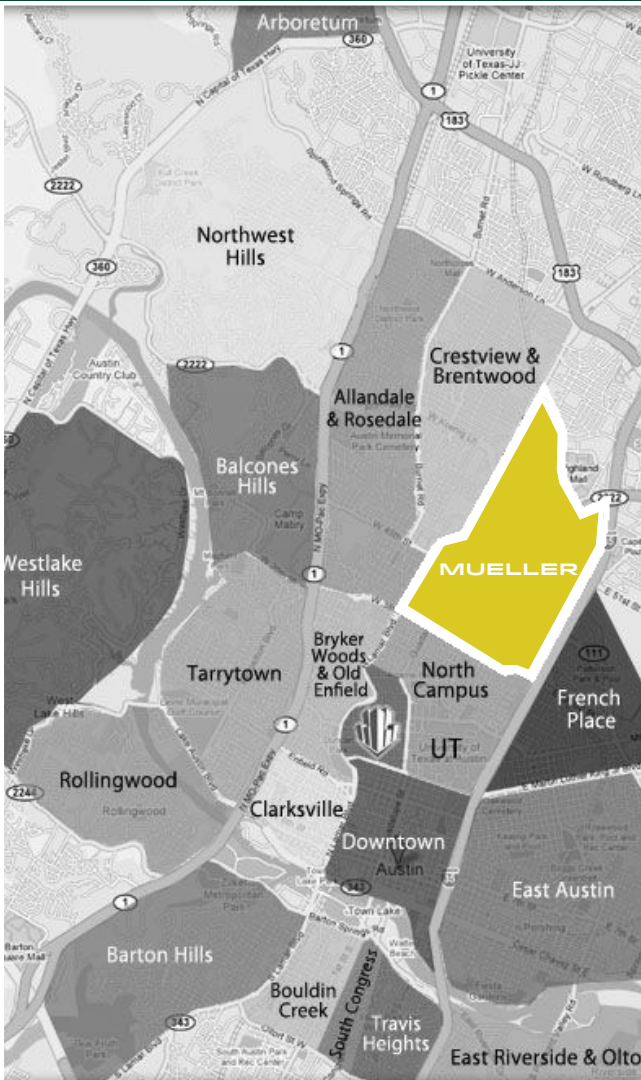
THE ABORETUM

15 MINUTES

AUSTIN AIRPORT

15 MINUTES

THE DOMAIN



78751

## AMENITIES (LOCAL SPOTS)

- |                   |                       |                                |
|-------------------|-----------------------|--------------------------------|
| 1. Delicious AF   | 5. DrinkWell          | 9. ASTI Trattoria              |
| 2. Jewboy Burgers | 6. Foreign & Domestic | 10. Quack's 43rd Street Bakery |
| 3. Playground ATX | 7. Torchy's tACOS     | 11. Hyde Park                  |
| 4. Kome           | 8. Alamo Drafthouse   | 12. Antonelli's Cheese House   |



## OPEN FLOOR PLAN

A unique community-style office setting situated in vibrant North Austin, just outside Hyde Park and Mueller.

## YARD SPACE

Elevate your space with an outdoor experience that has lush turf, storage, and two wood platforms to use.



## MUELLER AUSTIN

This area is renowned for its eclectic atmosphere, vibrant community of local businesses, and unique blend of art, music, and culinary delights.

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